



Community Redevelopment Advisory Board Regular Meeting

Agenda

October 27, 2022 @ 5:30 pm

Winter Park City Commission Chambers

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of minutes from September 22, 2022 meeting.](#) 1 minute
 3. **Public Comments (for items not on the agenda): three minutes allowed for each speaker.**
 4. **Action Items**
 - a. [CRAAB Meeting Dates - November/December 2022](#) 5 minutes
 5. **Non-Action Items**
 - a. [CRA extension discussion continued](#) 30 minutes
 6. **Staff Updates**
 - a. [Minutes Protocol](#) 2 minutes
 - b. [Project Updates](#) 20 minutes
 7. **Board Comments**
 8. **Upcoming Agenda Items**
 9. **Adjournment**



Community
Redevelopment
Advisory Board

agenda item

item type	Consent Agenda	meeting date	October 27, 2022
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective			

subject

Approval of minutes from September 22, 2022 meeting.

motion / recommendation

Approval of the minutes from the September 22, 2022 meeting is requested.

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[092222 CRA AB Minutes ADA.pdf](#)



Community Redevelopment Advisory Board Minutes

September 22, 2022 at 5:30 pm

Hybrid Meeting

Present

Board Members: Carol M Rosenfelt, Maria Bryant, Linda Faye Washington, Murray Scott Wilton, Sherwin Sargeant

Staff Members: Peter Moore, Kyle Dudgeon

Absent

Anjali Vaya

(1) Call to order

Staff called the meeting to order at 5:30 pm.

(2) Consent Agenda

A. Approval of Minutes - July 28, 2022

Motion to approve minutes made by Carol Rosenfelt, seconded by Sherwin Sargeant. Motion Passes 5-0.

(3) Public Comments (for items not on the agenda)

None.

(4) Action Items

None.

(5) Non-Action Items

A. Review of CRA mission & Agency meeting from August 24

CRA Assistant Division Director, Kyle Dudgeon, introduced the item. He outlined the CRA's mission, budget outcomes, and direction moving forward. He stated that the board's mission and plan were outlined in the approved CRA plan document and annual reports. Over the existing life of the CRA, he additionally highlighted successful projects, ebbs and flows of increment revenue changes over time, and the capital improvement plan. He continued that at the June 23 Agency worksession, he outlined the laws and processes related to CRA extension to the Agency and is reviewing them now with the board. Mr. Dudgeon went through applicable areas of Florida Statute 163 including finding of necessity requirements, highlighted CRA powers, conditions met within the CRA plan, compelling need to understand Winter Park's partnership with Orange County, and the

limitations and restrictions of increment revenue funding. He also articulated compelling arguments for a CRA extension including limited resources and funding opportunities due to the pandemic, past recessions, and inflation. He showed the board potential expansion areas and how they may influence increment revenue opportunities in the future. He confirmed none of these were under formal consideration, but used as a practical academic exercise to help in policymaking. He asked the board if there were other considerations staff needed to include as part of the process.

The board responded with questions regarding expansion potential, necessity for creating a clear, concise request to Orange County, and importance of community input and involvement as part of the process.

Mr. Dudgeon agreed and stated he will incorporate the comments provided to the board, continue to work with them on this process, and develop the necessary items needed under the direction of the Agency.

(6) Staff Updates

New York Avenue. *Phase II intersection improvements are underway. Will likely carry into 2023.*

Central Park Stage. Supply chain issues have caused some delays but staff is still working towards completion. Opening date for the stage is contemplated for October 4.

MLK Park. Staff has held two public meetings to discuss the project and its progress, which was met with good public engagement. The CRA Agency approved additional funding for the project at their August budget meeting.

(7) Board Comment

None.

(8) Upcoming Agenda Items

The board and staff agreed to come back with additional information related to the CRA extension process.

(9) Adjournment

There being no further business to discuss, the meeting adjourned at 6:34 pm.

Carol Rosenfelt, Chairperson

Board Liaison, Kyle Dudgeon



Community Redevelopment Advisory Board

agenda item

item type	Action Items	meeting date	October 27, 2022
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective			

subject

CRAAB Meeting Dates - November/December 2022

motion / recommendation

Combine the November/December meeting dates to one meeting tentatively scheduled sometime between Thanksgiving and Christmas.

background

CRA Advisory board meetings typically take place the fourth Thursday of every month. For November and December, this is the 24th (Thanksgiving) and 22nd respectively. Past board have approved coalescing these two meetings into one between the two holidays to handle any outstanding CRA business before the end of the year, and provide a potentially more convenient time for the public. Staff is recommending continuing with this practice for 2022. Dates are subject to board approval, but may include either December 8th or 15th.

alternatives / other considerations

Keep existing meeting dates
Consider an alternative date

fiscal impact



Community Redevelopment Advisory Board

agenda item

item type	Non-Action Items	meeting date	October 27, 2022
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective			

subject

CRA extension discussion continued

motion / recommendation

Provide input and direction to the scope of services provided by staff

background

At the September CRA Advisory Board meeting, staff provided a background on the powers, process, and relevant information pertaining to modifying the Winter Park CRA plan. Since that time, staff has been working to receive additional direction, research best practices, and provide an outline of what a CRA plan modification and extension would look like. Staff is presenting a draft version of a scope of services to enlist an outside consulting firm to assist in the process. Ultimately, the firm's role will be to compile data, assist in the regulatory process, and portray a fact-based assessment towards needing a CRA extension.

Attached is a drafted scope of work. Staff is requesting the board to provide additional insight and language that may be required as part of the CRA extension/expansion process. Staff is additionally including the Delegation of Authority resolutions from Orange County (as required under Florida Statute 163), and Interlocal Agreement outlining the additional provision for the establishment of Winter Park's CRA.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

[CRA expansion.extension scope of work V1.1_DRAFT.pdf](#)

ATTACHMENTS:

[WP_Delegation of Authority CRA Powers.pdf](#)

ATTACHMENTS:

[Winter Park_Orange County CRA Interlocal Agreement_1994.pdf](#)



Major tasks for CRA expansion/extension

Professional services to modify the Winter Park CRA Community Redevelopment Plan, including the following:

Task: Prepare a review of adjacent areas to the existing CRA boundary for potential inclusion into the CRA plan update and extension request.

Task: Draft a finding of necessity study for any boundary modification

Task: Develop a matrix or comparable resource to narrate the following:

- Completion of the Winter Park CRA to date (Did you do everything in your plan?)
 - Review of staff information including data, infographics, annual reports, delegation of authority, and spending to date
- Articulate successful impacts of the CRA to date.
- Overlaying elements of the Orange County Comprehensive Plan with specific references to housing, transportation, and economic development).
- Demonstrate external factors (such as inflation, COVID-19, etc) that have limited the CRA's ability to successfully execute the CRA plan within its existing timeline.

Task: Propose a CRA Plan Update for a ten year extension within which public and private resources may be used to accomplish redevelopment activities. The analysis and effort under which the plan update will consider must include, but may not be limited to:

- Review tax base and ownership data, property lines and right-of-way boundaries
- Evaluate current land uses, future land use/zoning designations and recommend changes, if necessary, to facilitate redevelopment
- Evaluate what makes the Winter Park CRA unique and steps that the District can take to preserve, nurture and promote these features
- Review and analyze real estate market trends and property values including a provision for projections for TIF revenues within the CRA area
- Evaluate vacant and underutilized properties within the CRA and determine a strategy for encouraging and facilitating (re)development or revitalization
- Development of a vision and goals, objectives and policies to support the elimination of the blighting conditions outlined in the Finding of Necessities Report(s)
- Evaluate existing infrastructure, and assess opportunities and constraints to complete capital projects
- Identify strategies to work with Orange County and other partnership agencies to complete requisite capital projects

- Identify various grant opportunities to support capital projects
- Review of other Florida cities' CRA grant programs, as well as those of Winter Park and the State of Florida, and recommendations for inclusion/adoption, which might include business incentives, housing, infrastructure or financial assistance in response to economic impact from storm events, pandemic, quality of life, or other hazards
- Development of a ten year work program and capital improvement timeline for the duration of the extension.

Task: Outline and coordinate regulatory process required to complete update and/or modification of the CRA and CRA Community Redevelopment Plan:

- Citizen Participation Process including; but not limited to,
 - CRA district community and public
 - CRA Agency
 - City Commission
 - Orange County
 - CRA advisory board
 - Winter Park Land Planning Agency (Planning and Zoning Board)
- Notification Requirements to Taxing Authorities, Agencies and Counties, and Land Planning Agency as required by Chapter 163 Part III, Florida Statute
- Public hearings

Task: Coordinate with CRA staff and attorney on relevant drafting of resolutions and ordinances consistent with F.S. 163

DRAFT

JUN 25 1991

RESOLUTION NO. 91-M-32

WINTER PARK COMMUNITY REDEVELOPMENT RESOLUTION

A RESOLUTION PERTAINING TO REDEVELOPMENT OF
A SPECIFIED PART OF ORANGE COUNTY, FLORIDA;
DELEGATING CERTAIN COMMUNITY REDEVELOPMENT
POWERS FROM THE BOARD OF COUNTY
COMMISSIONERS TO THE CITY OF WINTER PARK AND
PROVIDING FOR OTHER MATTERS IN CONNECTION
THEREWITH.

WHEREAS, the Community Redevelopment Act of 1969, as codified in Part III of Chapter 163, Florida Statutes, empowers counties and municipalities to undertake community redevelopment in order to eliminate, remedy or prevent slums and blighted areas and to provide affordable housing; and

WHEREAS, the City of Winter Park (the "City") has determined that a portion of the municipality comprising its "westside" area and its "downtown" area would benefit from community redevelopment in that one or more slum or blighted areas or areas in which there is a shortage of housing affordable to residents of low or moderate income exist within such portions of the city; and

WHEREAS, the City has determined that there is a need for a community redevelopment agency to function within the City in order to carry out community redevelopment; and

WHEREAS, under Section 163.410, Florida Statutes, in any county which has adopted a home rule charter, the powers conferred by the Community Redevelopment Act of 1969 are to be exercised exclusively by the governing body of such county unless the governing body of such county, by resolution, specifically delegates the exercise of such powers within the corporate boundaries of a municipality to the governing body of such municipality; and

WHEREAS, since Orange County has adopted a home rule charter, it is necessary for the City Commission of the City of Winter Park, Florida, to obtain a delegation of the powers conferred upon Orange County by the Community Redevelopment Act of 1969 so that the City may exercise the authority and privileges conferred by such act within the community redevelopment area boundaries of the City; and

WHEREAS, Section 163.410, Florida Statutes (1989), permits such a delegation to be made subject to such conditions and limitations as Orange County may impose; and

WHEREAS, the City has requested that Orange County delegate to the City the right and authority to exercise certain powers, such powers to specifically include the power to create a Community Redevelopment Agency as part of the municipal public body or taxing authority, under part III, chapter 163, Florida Statutes (1989); and

WHEREAS, the Board of County Commissioners (the "Board") is interested in delegating community redevelopment powers to the City of Winter Park not because there are problems of blight in its "downtown" area, but primarily because there are substantial social and economic problems in the "westside" area that can and should be addressed. NOW THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA,

1. Creation of Community Redevelopment Agency:
Boundaries of Community Redevelopment Area.

a. The City is hereby delegated the power to create, or in the alternative the governing body of the City may declare itself to be, a Community Redevelopment Agency relating only to that portion of the City of Winter Park described in the attached Exhibit "A", and hereafter referred to as the "community redevelopment area". The membership of the Community Redevelopment Agency shall include one person appointed by the Board. If the City Council declares itself to be the Community Redevelopment Agency, it shall add to the membership of the agency the person appointed by the Board.

b. The boundaries of the community redevelopment area may not be expanded without the further express consent of the Board evidenced by an additional delegating

resolution. However, the City may contract the boundaries of the community redevelopment area, removing up to but not exceeding ten (10%) percent of the area, without the Board's consent.

2. Community Redevelopment Plan.

a. The City is hereby delegated the power to adopt a resolution in accordance with Section 163.355, Florida Statutes, and to prepare (or to have prepared) a community redevelopment plan (the "Plan") in accordance with Section 163.360, Florida Statutes, provided that the Board expressly retains the power to review and approve such Plan, either as prepared by the City or as modified by the Board. The Plan shall not take effect until such time as the Board has approved it, as evidenced by an approving resolution of the Board.

b. As contemplated or implied by Sections 163.360, 163.362, and other pertinent sections of Florida Statutes, the Plan shall set forth with specificity

(1) the capital projects to be funded by the City in whole or in part with tax increment revenues;

(2) the location and estimated cost of each such capital project;

(3) the nature, size, design, and other descriptive elements of each such project; and

(4) the schedule or estimated timing of each project.

c. The City and the Community Redevelopment Agency shall create an advisory board to the Community Redevelopment Agency to provide input throughout the development of the Plan. The advisory board shall be composed of members at least fifty (50%) percent of whom shall be residents and business owners of the "westside" area. Prior to submitting the Plan to the Board for review, the City shall submit the Plan to the advisory board, and the advisory board shall vote to approve the Plan in its entirety, to approve only specified parts of the Plan, or to disapprove the Plan in its entirety. The results of the advisory board's deliberations shall be transmitted to the Board at the time the Plan is presented for the Board's review and approval.

d. The City may not expend any tax increment revenues deposited by the County in the Community Redevelopment Trust Fund until the Plan has been approved by the Board and adopted by the Community Redevelopment Agency in accordance with Section 163.360, Florida Statutes, and for that purpose the fund shall contain separate accounts segregating County deposits from all other deposits. However, notwithstanding the foregoing, the City may expend increment revenues necessary for the development of the Plan.

e. After its approval by the Board, the Plan shall not be amended without the express consent of the Board, as evidenced by an approving resolution, and the City shall not

deviate substantially from the projects set forth in the Plan (including their nature, size, design, location, schedule, and estimated cost) without an amendment to the Plan.

3. Delegation of Powers. Upon approval of the Plan by the Board, the City shall be deemed to have been delegated all other powers necessary or convenient to carry out and effectuate the purposes and provisions of Part III of Chapter 163 of Florida Statutes, including the powers set forth in Section 163.370 of Florida Statutes.

4. Liability. Nothing contained herein shall impose any liability upon Orange County for any acts of the City or any community redevelopment agency.

5. Financing.

a. The City may issue revenue bonds pursuant to Section 163.385, Florida Statutes, provided that the City first obtains Board approval of (i) the projects to be funded by the bonds, (ii) the principal amount of the bonds to be issued, and (iii) the maturity schedule and interest rates for the bonds to be issued.

b. The issuance of revenue bonds shall not create a pledge of the faith and credit of Orange County, but shall be payable solely from the tax increment revenues generated from the community redevelopment area plus any other non-ad valorem revenues expressly approved by the Board.

c. Any extension of the maturity of the bonds and any increase in the interest rates for the bonds, whether as part of an issuance of refunding bonds or otherwise, shall be prohibited without the express consent of the Board.

6. Sunset Provision. Unless the Board expressly approves otherwise, this resolution and any amendments or supplements hereto, as well as the Plan and the existence of a separate Community Redevelopment Agency, if any, shall expire and terminate on January 1, 2022. Furthermore, this resolution shall be deemed repealed and of no further effect if the Board has not received and approved the Plan on or before October 1, 1992.

7. Severability. The provisions of this resolution are not severable. If any part of this instrument is held invalid by a court of law or is superseded by any existing or future statute, this resolution shall be deemed void and of no further effect.

8. Interlocal Agreement. This resolution shall expire and be of no further effect if, as of March 31, 1992, the City and Orange County have not entered into an interlocal agreement under which the City is obligated by contract to rebate back to the County each year, as consideration for its willingness to delegate the powers described herein, the following portion of the amount deposited by the County in the Community Redevelopment Trust Fund pursuant to Section 163.387 of Florida Statutes for the particular year:

a. 30% of the amount in excess of \$2,000,000.00
but less than or equal to \$3,000,000.00, plus

b. 50% of the amount in excess of \$3,000,000.00.

ADOPTED THIS 25th DAY OF JUNE, 1991.

ORANGE COUNTY, FLORIDA

BY: Bill Dorego
For County Chairman

ATTEST: Martha O. Haynie,
Comptroller and Clerk to the
Board of County Commissioners

BY: Mary Q. Garrison
Deputy Clerk

RESOLUTION NO. 92-M-03

FIRST AMENDMENT TO
WINTER PARK COMMUNITY REDEVELOPMENT RESOLUTION

A RESOLUTION PERTAINING TO REDEVELOPMENT OF
A SPECIFIED PART OF ORANGE COUNTY, FLORIDA;
AMENDING ORANGE COUNTY RESOLUTION NO.
91-M-32, WHICH DELEGATED CERTAIN COMMUNITY
REDEVELOPMENT POWERS FROM THE ORANGE COUNTY
BOARD OF COUNTY COMMISSIONERS TO THE CITY OF
WINTER PARK; EXTENDING A "SUNSET" DATE WITH
RESPECT TO RECEIPT AND APPROVAL BY THE BOARD
OF A REDEVELOPMENT PLAN; PROVIDING FOR OTHER
MATTERS IN CONNECTION THEREWITH.

WHEREAS, on June 25, 1991, the Board of County
Commissioners of Orange County, Florida, (the "Board")
delegated community redevelopment powers to the City of
Winter Park (the "City") with respect to the areas in the
City known as the "westside" and "downtown"; and

WHEREAS, such delegation was accomplished through the
adoption of Orange County Resolution No. 91-M-32 (the
"Redevelopment Resolution"); and

WHEREAS, the Redevelopment Resolution by its terms is
deemed repealed and of no further effect if the Board has not
received and approved a redevelopment plan on or before
October 1992; and

WHEREAS, the City has informed the Board that, because of
factors beyond the control of the City, the Redevelopment
Plan likely will not be prepared and delivered to the Board
in time to meet the requirement described above; and

WHEREAS, the Board is willing to grant an extension of
the "Sunset" date described above;

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
ORANGE COUNTY, FLORIDA:

Section 1. The date of October 1, 1992 in paragraph 6 of
the Redevelopment Resolution is deleted in its entirety and
in its place is substituted the date of October 1, 1993.

1 Section 2. The Redevelopment Resolution is ratified and
2 confirmed in all other respects.

3 ADOPTED THIS 21st DAY OF January, 1992.

4
5 ORANGE COUNTY, FLORIDA

6
7 BY: Mable Butler

Vice County Chairman
MABLE BUTLER

8 DATE: JAN 21 1992

9 FOR THE COUNTY CHAIRMAN

10 ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

11
12 BY: May J. Garrison

Deputy Clerk

APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS AT THEIR MEETING

NOV 16 1993

RESOLUTION NO. 93-M-71

WINTER PARK COMMUNITY REDEVELOPMENT RESOLUTION

A RESOLUTION PERTAINING TO REDEVELOPMENT OF A SPECIFIED PART OF ORANGE COUNTY, FLORIDA; DELEGATING CERTAIN COMMUNITY REDEVELOPMENT POWERS FROM THE BOARD OF COUNTY COMMISSIONERS TO THE CITY OF WINTER PARK AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Community Redevelopment Act of 1969, as codified in Part III of Chapter 163, Florida Statutes, empowers counties and municipalities to undertake community redevelopment in order to eliminate, remedy or prevent slums and blighted areas and to provide affordable housing; and

WHEREAS, the City of Winter Park (the "City") has determined that a portion of the municipality comprising its "westside" area and its "downtown" area would benefit from community redevelopment in that one or more slum or blighted areas or areas in which there is a shortage of housing affordable to residents of low or moderate income exist within such portions of the City; and

WHEREAS, the City has determined that there is a need for a community redevelopment agency to function within the City in order to carry out community redevelopment; and

WHEREAS, under Section 163.410, Florida Statutes, in any county which has adopted a home rule charter, the powers conferred by the Community Redevelopment Act of 1969 are to be exercised exclusively by the governing body of such county unless the governing body of such county, by resolution, specifically delegates the exercise of such powers within the corporate

boundaries of a municipality to the governing body of such municipality; and

WHEREAS, since Orange County has adopted a home rule charter, it is necessary for the City Commission of the City of Winter Park, Florida, to obtain a delegation of the powers conferred upon Orange County by the Community Redevelopment Act of 1969 so that the City may exercise the authority and privileges conferred by such act within the community redevelopment area boundaries of the City; and

WHEREAS, Section 163.410, Florida Statutes (1989), permits such a delegation to be made subject to such conditions and limitations as Orange County may impose; and

WHEREAS, in June 1991, the City requested that Orange County delegate to the City the right and authority to exercise certain powers, such powers to specifically include the power to create a Community Redevelopment Agency as part of the municipal public body or taxing authority, under Part III, Chapter 163, Florida Statutes (1989); and

WHEREAS, the Board of County Commissioners (the "Board") determined that it was interested in delegating community redevelopment powers to the City of Winter Park not because there are problems of blight in its "downtown" area, but primarily because there are substantial social and economic problems in the "westside" area that can and should be addressed; and

WHEREAS, on June 15, 1991, the Board adopted Resolution No. 92-M-32 which created the Winter Park Community Redevelopment Agency pursuant to the conditions set forth in said Resolution; and

WHEREAS, Section 8 of said Resolution provided that the City and County must enter into an interlocal agreement by March 31, 1992, pertaining to rebate of certain community redevelopment trust funds or said Resolution would expire and be of no further effect; and

WHEREAS, due to oversight, the interlocal agreement was never entered into between the parties; and

WHEREAS, it is the intent of both the City and the County that the Community Redevelopment Agency be re-established under the same conditions as set forth in Resolution No. 92-M-32; and

WHEREAS, to the extent permitted by law, it is also the intent of the City and County that, for purposes of determining the tax-increment revenues to be deposited into the Community Redevelopment Trust Fund, the most recent assessment roll used in connection with the taxation of the property pursuant to Section 163.387(1)(b) shall mean the 1994 final tax assessment roll.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

1. Creation of Community Redevelopment Agency; Boundaries of Community Redevelopment Area.

a. The City is hereby delegated the power to create, or in the alternative the governing body of the City may declare itself to be, a Community Redevelopment Agency relating only to that portion of the City of Winter Park described in the attached Exhibit "A", and hereafter referred to as the "community redevelopment area." The membership of the Community Redevelopment Agency shall include one person appointed by the Board. If the City Council declares itself to be the Community Redevelopment Agency, it shall add to the membership of the agency the person appointed by the Board.

b. The boundaries of the community redevelopment area may not be expanded without the further express consent of the Board evidenced by an additional delegating resolution. However, the City may contract the boundaries of the community redevelopment area, removing up to but not exceeding ten percent (10%) of the area as described in Exhibit "A", without the Board's consent.

2. Community Redevelopment Plan.

a. The City is hereby delegated the power to adopt a resolution in accordance with Section 163.355, Florida Statutes, and to prepare (or to have prepared) a community redevelopment plan (the "Plan") in accordance with Section 163.360, Florida Statutes, provided that the Board expressly retains the power to review and

approve such Plan, either as prepared by the City or as modified by the Board. The Plan shall not take effect until such time as the Board has approved it, as evidenced by an approving resolution of the Board.

b. As contemplated or implied by Sections 163.360, 163.362, and other pertinent sections of Florida Statutes, the Plan shall set forth with specificity:

(1) the capital projects to be funded by the City in whole or in part with tax increment revenues;

(2) the location and estimated cost of each such capital project;

(3) the nature, size, design, and other descriptive elements of each such project; and

(4) the schedule or estimated timing of each project.

c. The City and the Community Redevelopment Agency shall create an advisory board to the Community Redevelopment Agency to provide input throughout the development of the Plan. The advisory board shall be composed of members at least fifty percent (50%) of whom shall be residents and/or business owners of the "westside" area. Prior to submitting the Plan to the Board for review, the City shall submit the Plan to the advisory board, and the advisory board shall vote to approve the Plan in its entirety, to approve only specified parts of the Plan, or to disapprove the Plan in its entirety. The results of the advisory board's deliberations shall be transmitted to the Board at the time the Plan is presented for the Board's review and approval.

d. The City may not expend any tax increment revenues deposited by the County in the Community Redevelopment Trust Fund until the Plan has been approved by the Board and adopted by the Community Redevelopment Agency in accordance with Section 163.360, Florida Statutes, and for that purpose the fund shall contain separate accounts segregating County deposits from all other deposits. However, notwithstanding the foregoing, the City may expend increment revenues necessary for the development of the Plan.

e. After its approval by the Board, the Plan shall not be amended without the express consent of the Board, as evidenced by an approving resolution, and the City shall not deviate substantially from the projects set forth in the Plan (including their nature, size, design, location, schedule, and estimated cost) without an amendment to the Plan.

3. Delegation of Powers. Upon approval of the Plan by the Board, the City shall be deemed to have been delegated all other powers necessary or convenient to carry out and effectuate the purposes and provisions of Part III of Chapter 163 of Florida Statutes, including the powers set forth in Section 163.370 of Florida Statutes.

4. Liability. Nothing contained herein shall impose any liability upon Orange County for any acts of the City or any community redevelopment agency.

5. Financing.

a. The City may issue revenue bonds pursuant to Section 163.385, Florida Statutes, provided that the City first obtain Board approval of (i) the projects to be funded by the bonds, (ii) the principal amount of the bonds to be issued, and (iii) the maturity schedule and interest rates for the bonds to be issued.

b. The issuance of revenue bonds shall not create a pledge of the faith and credit of Orange County, but shall be payable solely from the tax increment revenues generated from the community redevelopment area plus any other non-ad valorem revenues expressly approved by the Board.

c. Any extension of the maturity of the bonds and any increase in the interest rates for the bonds, whether as part of an issuance of refunding bonds or otherwise, shall be prohibited without the express consent of the Board.

6. Sunset Provision. Unless the Board expressly approved otherwise, this resolution and any amendments or supplements hereto, as well as the Plan and the existence of a separate Community Redevelopment Agency, if any, shall expire and terminate on January 1, 2027. Furthermore, this resolution shall be deemed repealed and of no further effect if the Board has not received and approved the Plan on or before October 1, 1994.

7. Severability. The provisions of this resolution are not severable. If any part of this instrument is held invalid by a court of law or is superseded by any existing or future statute, this resolution shall be deemed void and of no further effect.

8. Interlocal Agreement. This resolution shall expire and be of no further effect if, as of October 1, 1994, the City and Orange County have not entered into an interlocal agreement under which the City is obligated by contract to rebate back to the County each year, as consideration for its willingness to delegate the powers described herein, the following portion of the amount deposited by the County in the Community Redevelopment Trust Fund pursuant to Section 163.387 of Florida Statutes for the particular year:

- a. Thirty percent (30%) of the amount in excess of \$2,000,000.00 but less than or equal to \$3,000,000.00 plus
- b. Fifty percent (50%) of the amount in excess of \$3,000,000.00.

ADOPTED THIS 16th DAY OF November, 1993.

ORANGE COUNTY, FLORIDA

BY: Bill Dugas
For the County Chairman

DATE: NOV 16 1993

ATTEST: Martha O. Haynie, County Comptroller
Clerk of the Board of County Commissioners

[Signature]
Deputy Clerk

Ms/cra/resoluth

**INTERLOCAL AGREEMENT BETWEEN ORANGE COUNTY, FLORIDA
AND THE CITY OF WINTER PARK, FLORIDA
(Winter Park Community Redevelopment Agency)**

THIS INTERLOCAL AGREEMENT entered into this _____ day of September, 1994, between ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida ("Orange County") and the CITY OF WINTER PARK, FLORIDA, a municipal corporation existing under the laws of the State of Florida ("City").

R E C I T A L S

1. Orange County, by Resolution No. 93-M-71, adopted on November 16, 1993 (the "Resolution"), delegated to the City the power to create a Community Redevelopment Agency relating to a portion of the City of Winter Park.

2. Pursuant to the delegation contained in the Resolution, the City has adopted its resolution in accordance with Section 163.355, Florida Statutes, containing the City's findings of necessity for the creation of a Community Redevelopment Agency, has declared its city commission to be the Community Redevelopment Agency, and has created an advisory board to the Community Redevelopment Agency.

3. Paragraph 8 of the Resolution required the City and Orange County to enter into an Interlocal Agreement obligating the City to rebate back to Orange County each year, as consideration for the delegation of powers, a portion of the amount deposited by Orange County into the Community Redevelopment Trust Fund.

4. It is the purpose and intent of this Interlocal Agreement to satisfy the requirements of Paragraph 8 of the Resolution.

THEREFORE, the City and Orange County hereby agree to the following:

1. The City hereby agrees to rebate back to Orange County each year the following portions of the amount deposited by Orange County in the Community Redevelopment Trust Fund established by the City, pursuant to Section 163.387, Florida Statutes, for the particular year:

A. Thirty percent (30%) of the amount in excess of \$2,000,000.00 but less than or equal to \$3,000,000.00, plus

B. Fifty percent (50%) of the amount in excess of \$3,000,000.00.

2. Each year, upon depositing the increment amount into the Winter Park Community Redevelopment Trust Fund, as prescribed by Section 163.387, Florida Statutes, Orange County shall certify to the City the amount so deposited, and, in the event the amount of the deposit for that year is in excess of \$2,000,000.00, then the City shall rebate to Orange County the amount required by Paragraph 1 above, within thirty (30) days thereafter.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement in two counterparts, each of which shall be deemed an original, executed by the parties hereto on the _____ day of September, 1994.

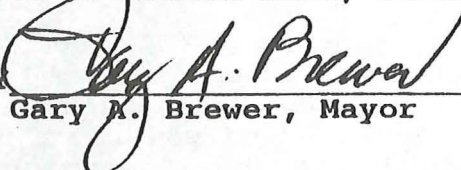
BOARD OF COUNTY COMMISSIONERS
OF ORANGE COUNTY, FLORIDA

BY _____

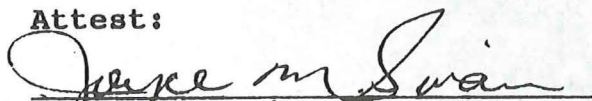
Attest:

CITY OF WINTER PARK, FLORIDA

BY


Gary A. Brewer, Mayor

Attest:


Joyce M. Swain, City Clerk



Community Redevelopment Advisory Board

agenda item

item type	Staff Updates	meeting date	October 27, 2022
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective			

subject

Minutes Protocol

motion / recommendation

N/A

background

Staff to provide an update on new protocols and processes related to board logistics, administration, and minute taking.

alternatives / other considerations

fiscal impact



Community Redevelopment Advisory Board

agenda item

item type	Staff Updates	meeting date	October 27, 2022
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective			

subject

Project Updates

motion / recommendation

background

Staff is providing an update relative to the following topics. In general, these do not necessitate action by the board, but are included to provide the public the most up to date information regarding the status of various issues. The board may use this time to address discussion or viewpoints on these items.

New York Avenue Streetscape - Phase II intersections are underway (New York from Comstock to Morse), and are currently in line with remaining budget. Enhancements include; but not limited to, ADA improvements, crosswalk realignment, ramp construction, milling and paving at New York to Comstock, New England, Welbourne, and Morse.

Central Park Stage - Project received a temporary certificate of occupancy (TCO) in early October. Modifications for final improvements are expected within 30 days to receive final certificate of occupancy (CO).

Shady Park Enhancements - Staff has successfully completed the contract process with George Gadson to deliver the art piece. Artist is currently collecting any information and subconsultants that may be required to develop the sculpture. Process is expected to take 12-14 months. Additional improvements to Shady Park (fixture, hardscape, landscape) will be coordinated within this timeline.

MLK Park & Memorial Corner - Staff is working with the City surveyor and consultant Dix-Hite to refine project parameters including costs and technical construction elements. Staff additional coordinated community meetings in June and July. Staff will begin

coordination of tasks including an RFP for the memorial corner art piece and hardscape/landscape elements of the overall park improvements once the final concept design of the park has been reviewed by the Agency. The next scheduled meeting is November 9th.

alternatives / other considerations

N/A

fiscal impact

Impacts are provided in the budget.

ATTACHMENTS:

[Ten Year Pro-Forma - FY 2023_Final.pdf](#)

**Community Redevelopment Agency 10-Year Proforma
FY22-23 Approved Budget Plan**

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
ESTIMATED REVENUES											
TIF Revenue - City	4,043,522	4,326,569	4,369,834	4,457,231	4,590,948						
TIF Revenue - County	3,390,920	3,628,284	3,664,567	3,737,859	3,849,994						
Investment Earnings	-	30,000	30,450	30,907	31,370						
Misc. Revenues	-	-	-	-	-						
CRA Revenues	7,434,442	7,984,853	8,064,851	8,225,996	8,472,313						
Fund Balance	-	-	-	-	-						
Total Revenues	7,434,442	7,984,853	8,064,851	8,225,996	8,472,313						
ESTIMATED EXPENDITURES											
Personnel & Indirect Costs	572,642	598,028	621,972	644,247	666,698						
General Operating	384,503	400,193	414,763	428,017	439,801						
Community Initiatives	445,000	550,310	555,242	559,731	563,713						
Capital Maintenance	120,000	126,000	131,040	135,626	139,695						
Misc. Capital Enhancements	-	140,000	140,000	140,000	140,000						
Debt Service & Transfers	1,484,485	1,071,284	1,066,442	710,568	-						
Total Expenditures	3,006,630	2,885,814	2,929,459	2,618,189	1,949,908						
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	4,427,812	5,099,038	5,135,392	5,607,807	6,522,405						
Proposed Project Addl. Funding	Est. Totals	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
17/92 Streetscape	5,185,228	-	1,000,000	2,000,000	2,185,228	-					
North Denning Dr. Streetscape Extension	500,000	500,000	-	-	-	-					
Denning/Fairbanks Improvements	321,765	321,765	-	-	-	-					
MLK Park Improvements	2,900,000	2,900,000	-	-	-	-					
Land Acquisitions	1,500,000	-	1,500,000	-	-	-					
Post Office Purchase	7,075,000	-	-	5,000,000	2,075,000	-					
Parking Improvements	7,000,000	-	-	-	-	7,000,000					
Connectivity Improvements	200,000	-	200,000	-	-	-					
Proposed CRA Project Funding Total	24,681,993	3,721,765	2,700,000	7,000,000	4,260,228	7,000,000					
Fund Surplus/Deficit		706,047	2,399,038	(1,864,608)	1,347,579	(477,595)					
Cumulative Fund Balance (Reserves)	(622,747)	83,300	2,482,339	617,731	1,965,310	1,487,715					